



Austin Water Utility

Pilot Knob Affordable Housing Waivers

March 10, 2016

Pilot Knob Development Background

Pilot Knob Municipal Utility Development (MUD) Agreement

- Legislative Creation
- Primarily funding mechanism for development of subdivision infrastructure
- Consent Agreement--August 2012

Pilot Knob Planned Unit Development (PUD) Agreement

- Zoning Designation
- Council Approval—December 2015

Pilot Knob Capital Recovery Fee (CRF) Waivers

MUD Consent Agreement	Pilot Knob PUD Agreement	Notes
\$26.5 M in infrastructure cost avoidance	N/A	
No fee waivers	100% waiver for attached or detached single-family, townhomes, and condos	
	100% waiver for multi-family	Clarity sought if 100% or 25% waiver applies for multi-family
	0% waiver for commercial and other development	Assumption of 128 meters or 1,390 service units (developer)
	Applies to limited purpose area	Current S.M.A.R.T. ordinance applies in corporate limits

Austin Water Financial Impact

- Pilot Knob MUD Agreement
 - \$68.3M in potential CRFs at current fees
 - \$26.5M in avoided infrastructure cost (for Utility)
 - CRFs used for debt service or defeasances of debt
- Pilot Knob PUD Agreement
 - \$68.3M in potential CRFs at current fees
 - \$51.5M in waived CRFs from 100% single family units and 25% of multifamily at current fees
 - \$16.8M in collected CRFs from 75% multifamily and 100% commercial units
 - Annual Impact
 - \$2.6M average fees waived per year over 20-year buildout
 - \$1.7M average fees waived per year over 30-year buildout
 - 20-Year Buildout: \$0.96 per month bill impact per customer spread out over 5-7 years
 - 30-Year Buildout: \$0.64 per month bill impact per customer spread out over 5-7 years

Next Steps

Next Steps	Issues
Council Resolution	<ul style="list-style-type: none"> • See handout
PUD Ordinance and Zoning	<ul style="list-style-type: none"> • PUD ordinance must be amended to reflect Council Resolution • Requires Planning Commission's review and recommendation on PUD zoning ordinance reflecting amendments. Zoning not expected to change. • No other board or commission review required • Council prefers amended PUD zoning ordinance case, and developer agreement to return concurrently
Staff Actions	<ul style="list-style-type: none"> • Process to draft PUD ordinance amendment and development agreement not defined (negotiation, drafting, representation)

Questions?